



OAKFIELD



Cherwell Road, Heathfield, TN21 8JT

Offers In Excess Of £485,000



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## Cherwell Road, Heathfield, TN21 8JT

Tucked away in a peaceful position just off Heathfield High Street, this beautifully presented and significantly improved three-bedroom semi-detached home offers light-filled, spacious accommodation. A standout feature of the property is the generous rear garden, which enjoys a high degree of privacy and seclusion. Immediately adjoining the house is a substantial decked terrace, ideal for outdoor seating and entertaining, with gentle steps leading down to an expansive lawn bordered by a rich variety of mature shrubs and enclosed by fencing and natural hedging. A covered pergola provides an additional sheltered seating area, while a timber workshop with an adjoining covered store sits to one side, offering excellent potential for conversion into a home office or garage, subject to the necessary permissions.

The interior is equally well presented, beginning with a wide covered entrance that creates a welcoming first impression and a pleasant place to sit. Inside, the reception hall leads through to a spacious double-aspect lounge and dining area, featuring an open brick fireplace and double doors that open directly onto the rear terrace, allowing for a seamless connection between indoor and outdoor living. The refitted kitchen/breakfast room is stylish and practical, fitted with gloss white units, solid timber work surfaces, and a central island with breakfast seating, along with integrated appliances including an oven, induction hob, fridge/freezer, dishwasher, and washing machine.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying a pleasant outlook, along with a modern family bathroom fitted with both a bath and a separate shower. Additional features include a ground floor cloakroom.

To the front, the home is set behind a lawned garden with mature planting and a pathway leading to the entrance, while a large private driveway provides ample off-road parking for multiple vehicles.





### Sitting Room

19'3" x 13'1" (5.87m x 3.99m)

### Kitchen

16'8" x 11'7" (5.08m x 3.53m)

### WC

### Bedroom One

13'0" x 12'5" (3.96m x 3.78m)

### Bedroom Two

13'0" x 11'5" (3.96m x 3.48m)

### Bedroom Three

11'7" x 10'3" (3.53m x 3.12m)

### Bathroom

9'0" x 8'8" (2.75m x 2.65m)

### Shed

5'4" x 5'2" (1.63m x 1.57m)

### Covered Workspace

18'2" x 15'10" (5.54m x 4.83m)

**Council Tax Band D - £2,728.43 Per Annum**



## Floor Plan

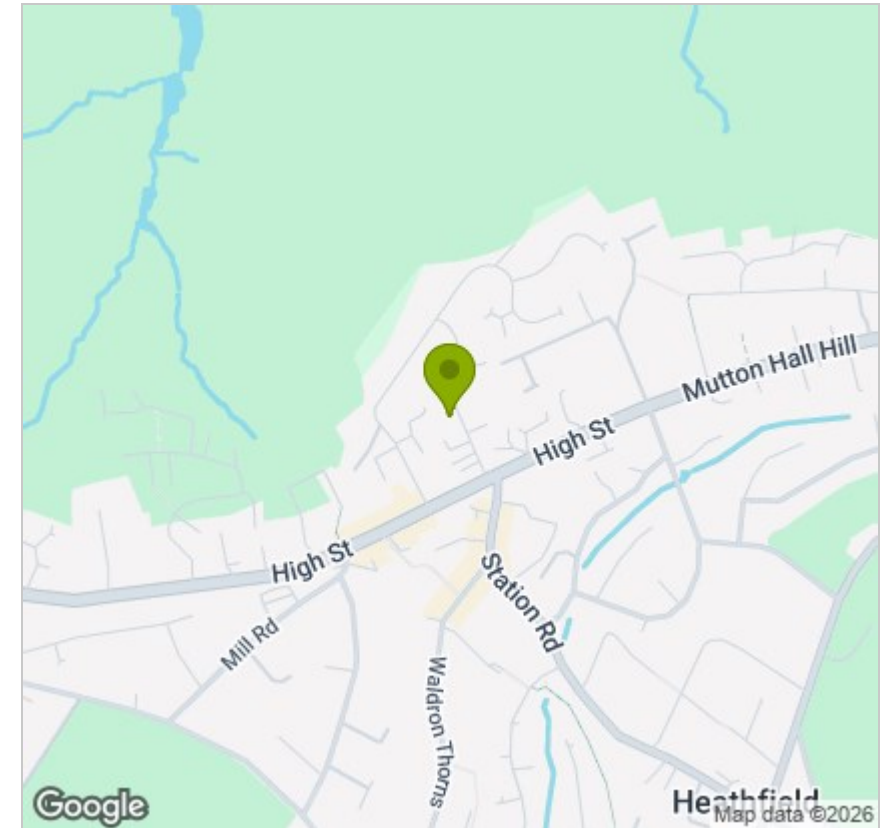


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

